

BILL NO. Z-96-05-09

ZONING MAP ORDINANCE NO. Z-04-96

AN ORDINANCE amending the City of
Fort Wayne Zoning Map No. M-3.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT
WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a B-3-B
(General Business) District under the terms of Chapter 157 Title XV of the Code of the
City of Fort Wayne, Indiana of 1974:

Lot #351 in Hamilton's Fourth Addition to the City of Fort Wayne, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. M-3, as established by
Section 157.016 of Title XV of the Code of the City of Fort Wayne, Indiana are hereby
changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after
its passage and approval by the Mayor.


Councilmember

APPROVED AS TO FORM AND LEGALITY:

J. TIMOTHY MCCAULAY, CITY ATTORNEY

FACT SHEET

Z-96-05-09

BILL NUMBER

**Division of Community
Development & Planning****BRIEF TITLE**

Zoning Map Amendment

APPROVAL DEADLINE**REASON**

From R-3 to B-3-B

DETAILS**Specific Location and/or Address**

The Southwest corner of Creighton &
Clinton Streets.

Reason for Project

Placement of pylon sign on lot.

Discussion (Including relationship to other Council actions)

20 May 1996 - Public Hearing

John Panzica, project representative for Walgreens, appeared before the Commission. Mr. Panzica stated that they are requesting the rezoning for two reasons. The first is so that this lot will conform to the same zoning as the other parcels that Walgreens is currently developing. The second is that the zoning change will allow them to place a pylon sign on this lot. He stated that Walgreens likes traffic to be able to see their signs at least 2,000 feet away. He stated that they also feel it would give the traffic more time to see the sign and make a safer turn.

Ernest Evans stated that in the original presentation to the Commission that the lot being requested for rezoning was to be used as a landscape buffer. He questioned if they would still be landscaping this lot, if it were to be rezoned.

Mr. Panzica stated that they will still be landscaping the lot. He stated that they are currently revising the site plan to give a buffer between the residential area

POSITIONS**RECOMMENDATIONS****Sponsor**

City Plan Commission

Area Affected

City Wide

Other Areas

**Applicants/
Proponents****Applicant(s)**

N W P I Limited Partnership

City Department

Other

Opponents**Groups or Individuals**

Basis of Opposition

**Staff
Recommendation**☒ For ☐ Against

Reason Against

**Board or
Commission
Recommendation****By**☒ For ☐ Against☐ No Action Taken☐ For with revisions to conditions
(See Details column for conditions)**CITY COUNCIL
ACTIONS
(For Council
use only)**☐ Pass ☐ Other☐ Pass (as
amended) ☐ Hold☐ Council Sub. ☐ Do not pass

TAILS

and the parking lot, so that it will be more aesthetically pleasing.

There was no one else present who spoke in favor of or in opposition to the proposed rezoning.

3 June 1996 - Business Meeting

Motion was made and seconded to return the ordinance to the Common Council with a DO PASS recommendation.

Of the eight (8) members present, seven (7) voted in favor of the motion, the Chair did not vote.

Motion carried.

Members Present: Linda Buskirk, Ernest Evans, DeDe Hall, James Hoch, Richard Pierce, Thomas Quirk, Dave Ross, Carol Kettler, Sharp

POLICY/PROGRAM IMPACT

Policy or Program Change	<input type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

(This space for further discussion)

Project Start Date 18 April 1996

Projected Completion or Occupancy Date 6 June 1996

Fact Sheet Prepared by Patricia Biancaniello Date 6 June 1996

Reviewed by  Date 10 June 1996

Reference or Case Number

Read the first time in full and on motion by _____
and duly adopted, read the second time by title and referred to the
Committee on _____ (and the City Plan Commission
for recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Council Conference Room 128, City-County Building, Fort
Wayne,, Indiana, on _____, the _____ day of
_____, 19_____, at _____ o'clock
_____, M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Forner
and duly adopted, placed on its passage. PASSED LOST
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8			1
BENDER	✓			
CRAWFORD	✓			
EDMONDS	✓			
HALL	✓			
HAYHURST	✓			
HENRY				✓
LUNSEY	✓			
RAVINE	✓			
SCHMIDT	✓			

DATED: _____

6-25-96

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL)

(ZONING)

ORDINANCE

RESOLUTION NO.

2-04-96

on the 25th day of June, 1996

ATTEST:

(SEAL)

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 26th day of June, 1996,
at the hour of 11:30 o'clock A.M., E.S.T.

SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of June
1996, at the hour of 5:00 o'clock P.M., E.S.T.

PAUL HEIMKE, MAYOR

RECEIPT

No 18489

COMMUNITY & ECONOMIC DEVELOPMENT

FT. WAYNE, IN.,

4-18

19

96

RECEIVED FROM

John Langica

THE SUM OF

Three Hundred & 00/100

\$ 300.00

DOLLARS

ON ACCOUNT OF

R-3 to B3B

903

Reopening E. Creditors Walgreen's

Bob B

PAID BY: CASH ☐ CHECK ☒ M.O. ☐

AUTHORIZED SIGNATURE



Petition for a Zoning Map Amendment

Community & Economic Development / 1 Main Street Rm #830 / Fort Wayne IN 46802 / (219) 427-1129

#612

I/We

do hereby petition to amend the Zoning Map of the City of Fort Wayne Indiana, by reclassifying from designation

from: R-3 Multi family Residence

to: B3B General Business District

designating the property located at the common street address of: _____

and further described as follows: See attached

(Please attach a legal description if more space is needed.)

The purpose of this rezoning is to permit the use of the property for the following: An extension

of the Existing B3B district

Property Owner(s) Name(s): W. W. P. I (A michigan limited partnersh.

Street Address: 4260 Hidden Lakes Dr

City: GRAND RAPIDS State: MICHIGAN

Zip Code: 49512 Phone: 616-455-6900

I/We the undersigned, do hereby certify that I am/We are the owner(s) of more than fifty percent (50%) of the property described in this petition; that I/We agree to abide by all provisions of the Fort Wayne Zoning Ordinance as well as all procedures and policies of the Fort Wayne City Plan Commission as relating to the handling and disposition of this petition; and that the above information is true and accurate to the best of my/our knowledge.

[Signature]

Signature

EVERT L. Foote

Printed Name

4-17-96

Date

Signature

Printed Name

Date

Signature

Printed Name

Date

Map M-3

Notes to the Applicant:

- If additional space is needed for either a legal description, or property owners names addresses and signatures, please attach same to this form.
- All requests and deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice being submitted to the newspaper for publication.
- Filing of this petition grants the City of Fort Wayne permission to post "Official Notice" on the petitioned property. Failure to post, or to maintain posting may prevent the public hearing from being held.
- All checks should be made payable to: CITY OF FORT WAYNE.

Name and Address of preparer, attorney or agent.

Keith L. Futo
4260 Hidden Lakes Dr.
Grand Rapids Mi
49512

616-455-6900
 Telephone Number

Receipt #: _____

Date Filed: _____

Map #: _____

Reference #: _____

R3 PARCEL LEGAL DESCRIPTION

LOT 351 IN HAMILTON'S FORTH ADDITION TO THE CITY OF FORT WAYNE

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on May 14, 1996 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated Bill No. Z-96-05-09; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on May 20, 1996.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a **DO PASS** recommendation based on the Commission's following "Findings of Fact".

- 1) Approval would be consistent with the Comprehensive Plan and predominantly complies with the neighborhood plan.
- 2) Approval will improve motorists identification of uses in the area.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held June 3, 1996.

Certified and signed this
6th day of June 1996.

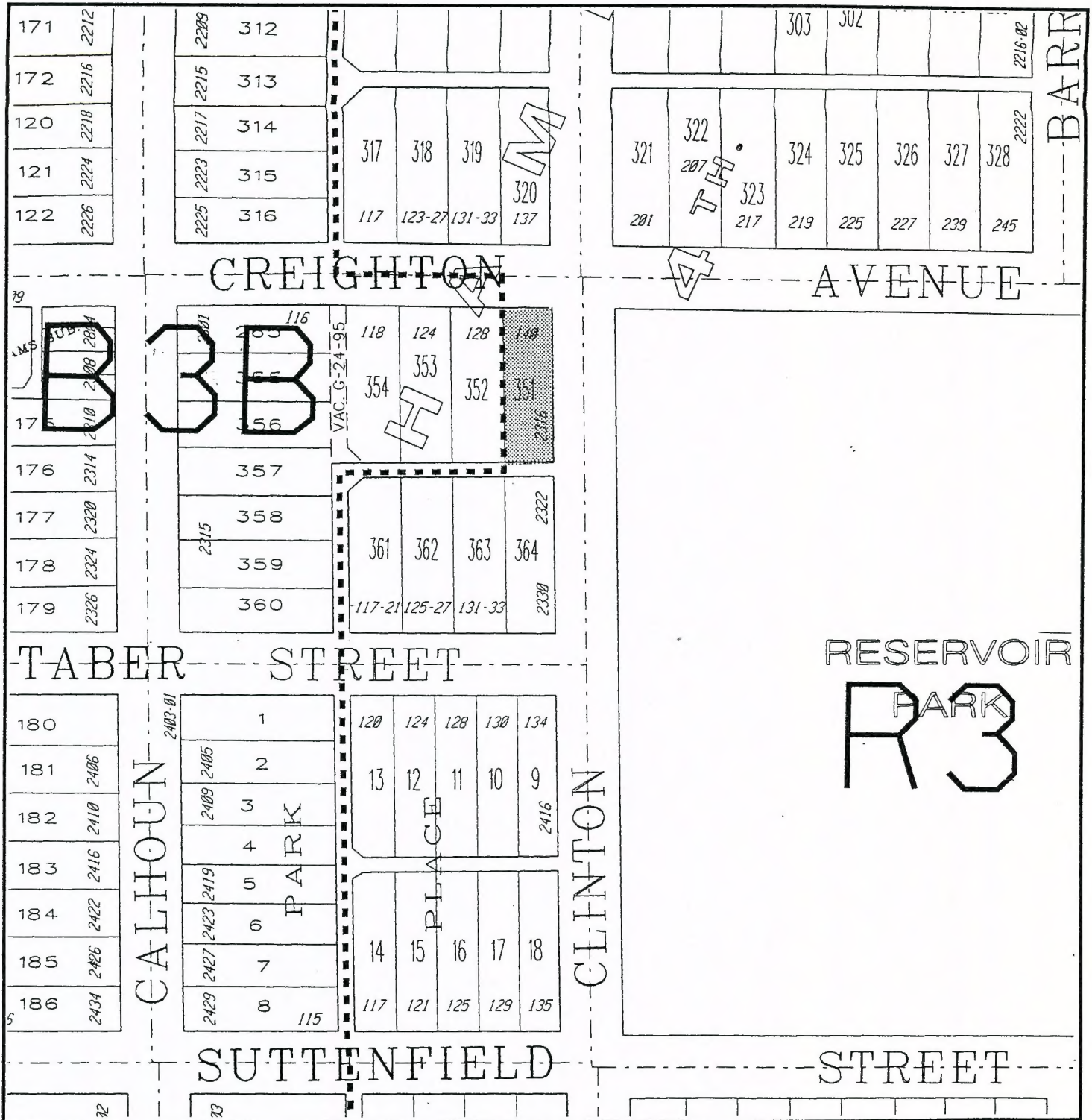


Carol Kettler Sharp
Secretary

REZONING PETITION

AREA MAP

CASE NO. #612



COUNCILMANIC DISTRICT NO. 1

Map No. M - 3

LW 4-22-96

R1 One-Family
R2 Two-Family
R3 Multi-Family
RA/RB Residential
PUD Planned Unit Dev.

B1 Limited Business
B2 Planned Shopping Center
B3 General Business
B4 Roadside Business
POD Professional Office District

M1 Light Industrial
M2 General Industrial
M3 Heavy Industrial
MHP Mobile Home Park

From the desk of:
Pat Biancaniello

6-11-96

AGENT:

E L Foote
4260 Hidden Lakes Dr
Grand Rapids MI 49512

616/455-6900

ORIGINAL

ORIGINAL

#612

DIGEST SHEET

TITLE OF ORDINANCE Zoning Map Amendment

DEPARTMENT REQUESTING ORDINANCE Land Use Management - C&ED

SYNOPSIS OF ORDINANCE Southwest corner of Creighton & Clinton
Streets.

Z-96-05-09

EFFECT OF PASSAGE Property is currently zoned R-3 - Multi-Family
Residential District. Property will be zoned B-3-B - General
Business District.

EFFECT OF NON-PASSAGE Property will remain zoned R-3 Multi-Family
Residential District.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

(ASSIGN TO COMMITTEE) _____

BILL NO. Z-96-05-09

REPORT OF THE COMMITTEE ON
REGULATIONS
REBECCA J. RAVINE - THOMAS E. HAYHURST - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS
REFERRED AN (ORDINANCE) ~~(RESOLUTION)~~ XXXXXXXXXX amending the City of
Fort Wayne Zoning Map No. M-3

HAVE HAD SAID (ORDINANCE) ~~(RESOLUTION)~~ XXXXXXXXXX UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
~~(ORDINANCE)~~ ~~(RESOLUTION)~~ XXXXXXXXXX

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Glenn Carter

Andrew Hall

Mark L. ...

John D. ...

John D. ...

Arthur R. Edmonds

DATED: 6-25-96.

Sandra E. Kennedy
City Clerk